

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED:

DATE ANNUAL BUDGET WAS ADOPTED:

DATE ANNUAL REPORT WAS SUBMITTED:

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

| RESOLUTION NUMBER | RESOLUTION TITLE |
|-------------------|------------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

BOARD RESOLUTIONS:

ATTACHED

NONE APPROVED

CID BYLAW AMENDMENTS:

ATTACHED

NONE APPROVED

SECTION VI

REVENUE AND EXPENSES:

| | | |
|--|-----------|-----------|
| BALANCE FROM PRIOR FY: | | \$ |
| REVENUE: | | |
| a) Sales/Use Tax Collections | \$ | |
| b) Special Assessment Collections | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| TOTAL REVENUE: | | \$ |
| | | |
| EXPENSES: | | |
| I. Public Infrastructure Improvements: | | |
| a) | \$ | |
| b) | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| SUB-TOTAL: | | \$ |
| | | |
| II. Interior Improvements: | | |
| a) | \$ | |
| b) | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| SUB-TOTAL: | | \$ |

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

| | | |
|----------------------------|----|----|
| III. Exterior Improvements | | |
| a) | \$ | |
| b) | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| SUB-TOTAL: | | \$ |
| | | |
| IV. Services: | | |
| a) | \$ | |
| b) | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| SUB-TOTAL: | | \$ |
| | | |
| V. Other Expenses | | |
| a) | \$ | |
| b) | \$ | |
| c) | \$ | |
| d) | \$ | |
| e) | \$ | |
| f) | \$ | |
| g) | \$ | |
| h) | \$ | |
| i) | \$ | |
| j) | \$ | |
| SUB-TOTAL: | | \$ |

| | | |
|---------------------------------------|----|----|
| EXPENSES SUB-TOTAL: | | |
| I. Public Infrastructure Improvements | \$ | |
| II. Interior Improvements | \$ | |
| III. Exterior Improvements | \$ | |
| IV. Services | \$ | |
| V. Other Expenses | \$ | |
| TOTAL EXPENSES: | | \$ |
| | | |
| BALANCE FROM PRIOR FY: | | \$ |
| TOTAL REVENUE: | | \$ |
| LESS TOTAL EXPENSES: | | \$ |
| BALANCE: | | \$ |

RELEVANT AGENCY CONTACT INFORMATION:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: redvelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: moaudit@auditor.mo.gov

RESOLUTION 2024-06

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2023-2024 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo. and Section 74-304 of the City Code of Ordinances, the Board of Directors of the District shall, within one hundred twenty (120) days after the end of each fiscal year, submit a report to the City Clerk of Kansas City, Missouri (the “**City**”), the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office, stating the services provided, revenues collected and expenditures made by the district during such fiscal year; state the dates the District adopted its annual budget, submitted its proposed annual budget to the City, and submitted its annual report to the City Clerk; and include copies of written resolutions approved by the board during the fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within six (6) months after the end of each fiscal year; and

WHEREAS, the 2023-2024 fiscal year of the District ended April 30, 2024; and

WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Annual Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri, the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office no later than the date hereof.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than October 31, 2024.

5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2023-2024 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 28, 2024.

Signed by:

Jeffrey Turk

3F56F36E0913423...

Jeffrey Turk, Director and Acting Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

E3G54G887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2023-2024 ANNUAL REPORT OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)
2023-2024 FISCAL YEAR

Section 67.1471.4, RSMo.
Section 74-304 City Code of Ordinances

SECTION I

Date: August 20, 2024

CID Contact Information: Grant Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary improvements constructed were (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City.

SERVICES PERFORMED DURING FISCAL YEAR:

No substantial services were performed during the fiscal year. Revenues were used for administrative expenses and the repayment of debt incurred to finance the improvements described above.

SECTION III

CURRENT BOARD MEMBERS:

| | |
|---|--|
| <p>M. Grant Harrison VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 grant.harrison@vantrustre.com</p> | <p>Jeffrey Turk VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jeffrey.turk@vantrustre.com</p> |
| <p>Ryan Hackenmiller VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 ryan.hackenmiller@vantrustre.com</p> | <p>Jasmine Smith VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jsmith@vanpartnersllc.com</p> |
| <p>Troy Lillebo University of Missouri – Kansas City 5100 Rockhill Road 300B Administrative Center Kansas City, MO 64110 lillebot@umkc.edu</p> | |

SECTION IV

FISCAL YEAR REVENUE AND EXPENSES:

| | | |
|---------------------------------------|-------------------|-------------------|
| INCOME: | | |
| a) CID Revenues | | \$ 483,175 |
| b) Developer Advances | | \$ 0 |
| c) | | |
| TOTAL INCOME | | \$ 483,175 |
| | | |
| EXPENSES: | | |
| I. Administrative: | | |
| a) CID Legal/Formation Costs | \$ 18,883 | |
| b) Financing/Interest Costs | \$ 307,654 | |
| c) Insurance | \$ 0 | |
| SUB-TOTAL Administrative | \$ 326,537 | |
| II. Services: | | |
| a) | | |
| b) | | |
| c) | | |
| SUB-TOTAL Services | \$ 0 | |
| III. Capital Improvements | | |
| a) Demolition/Clearing | \$ 0 | |
| b) Structured Parking | \$ 0 | |
| c) Grading/Excavation/Utilities | \$ 0 | |
| d) Hardscape/Landscape/Signage | \$ 0 | |
| e) General Development Costs | \$ 0 | |
| f) Design/Engineering Costs | \$ 0 | |
| SUB-TOTAL Capital Improvements | \$ 0 | |
| IV. Other | | |
| a) Developer Reimbursement | \$156,638 | |
| b) | | |
| SUB-TOTAL Other | \$ 156,638 | |
| EXPENSE TOTAL: | | |
| I. Administrative | \$ 326,537 | |
| II. Services | \$ 0 | |
| III. Capital Improvements | \$ 0 | |
| IV. Other | \$ 156,638 | |
| TOTAL EXPENSES | \$ 483,175 | |
| | | |
| TOTAL INCOME | | \$ 483,175 |
| LESS TOTAL EXPENSES | | \$ 483,175 |
| BALANCE | | \$ 0 |

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

| RESOLUTION NUMBER | RESOLUTION TITLE |
|-------------------|---|
| 2023-06 | Authorizing Submission of 2022-2023 Annual Report |
| 2023-07 | Authorizing Submission of Slate of Successor Directors |
| 2023-08 | Ratifying Past Action |
| 2024-01 | Authorizing Submission of Proposed 2024-2025 Fiscal Year Budget |
| 2024-02 | Ratifying Past Action |
| 2024-03 | Adopting 2024-2025 Fiscal Year Budget |
| 2024-04 | Appointing Officers |
| 2024-05 | Ratifying Past Action |

SECTION VI

RELEVANT DATES FOR FISCAL YEAR:

| DATE | BOARD ACTION |
|-----------------------------|---|
| January 24, 2024 | Submitted Proposed 2024-2025 Fiscal Year Budget to City |
| March 28, 2024 | Adopted 2024-2025 Fiscal Year Budget |
| On or about the date hereof | Submitted 2023-2024 Annual Report to City |

[Remainder of page intentionally left blank]

SUBMIT FORM AND ATTACHMENTS TO:

| | |
|--|---|
| Missouri Dept of Economic Development Attn: CID Annual Report 301 W. High Street, P. O. Box 118 Jefferson City, MO 65102 Email: missouridevelopment@ded.mo.gov | City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Email: Marilyn.Sanders@kcmo.org |
| Missouri Department of Revenue Attn: Taxation Division – Local Gov’t PO Box 3380 Jefferson City, MO 65105-3380 Email: LocalGov@dor.mo.gov | Missouri State Auditor's Office Attn: Local Government Unit P.O. Box 869 Jefferson City, MO 65102 Email: localgovernment@auditor.mo.gov |

EXHIBIT B

**2023-2024 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

| | | | | |
|--|---------------|---|--|------|
| <h1 style="text-align: center;">MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</h1> | | 1. Financial Statement Summary for the Year Ended | Month | Year |
| | | | 4 | 2024 |
| | | 2. Name of political subdivision | 51st & Oak Community Improvement District | |
| | | 3. Political subdivision number | 17-048-0053 | |
| | | 4. Name of county | Jackson | |
| 5. Name of contact | | 6. Mailing address | 4900 Main Street, Suite 400 Kansas City, MO 64112 | |
| Grant Harrison | | | | |
| 7. Telephone number | 8. Fax number | 9. Email address | | |
| 816-569-1441 | 816-569-1442 | grant.harrison@vantrustre.com | | |
| 10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund") | | 1. | | |
| | | 2. | | |
| | | 3. | | |

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Kelli A. Fitzpatrick
Preparer's Name

Sr. Director Acquisition
Title

20-Aug 2024
Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail
the completed
form to

State Auditor's Office
P.O. Box 869
Jefferson City, MO 65102

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

CONTINUE WITH INSTRUCTIONS ON THE NEXT PAGE

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

51st & Oak Community Improvement District

A. Receipts

| A. Receipts | | FUNDS - Report in whole dollars | | | | | | |
|--|----|---------------------------------|-----------------|---------|------|------|----|---|
| | | TOTAL all funds | General Fund | Fund | Fund | Fund | | |
| | | | | | | | | |
| 1. Total property tax | \$ | 0 | \$ | | \$ | | \$ | |
| 2. Total sales tax | | 483,175 | | 483,175 | | | | |
| 3. Amusement sales tax | | 0 | | | | | | |
| 4. Motor fuel tax | | 0 | | | | | | |
| 5. Public utilities sales tax | | 0 | | | | | | |
| 6. Tobacco products tax | | 0 | | | | | | |
| 7. Hotel/Motel and restaurant/meals tax | | 0 | | | | | | |
| 8. Alcoholic beverages licensing and permit taxes | | 0 | | | | | | |
| 9. Amusement licensing and permit taxes | | 0 | | | | | | |
| 10. Motor vehicles licensing and permit taxes | | 0 | | | | | | |
| 11. Franchise tax (public utilities tax) | | 0 | | | | | | |
| 12. Occupation and business licensing and permit taxes | | 0 | | | | | | |
| 13. Other licenses and permit fees | | 0 | | | | | | |
| 14. Intergovernmental receipts | | | | | | | | |
| a. | | 0 | | | | | | |
| b. | | 0 | | | | | | |
| c. | | 0 | | | | | | |
| d. | | 0 | | | | | | |
| e. | | 0 | | | | | | |
| f. | | 0 | | | | | | |
| g. | | 0 | | | | | | |
| h. | | 0 | | | | | | |
| i. TOTAL | | | | | | | | |
| Sum of lines 14a-h | \$ | 0 | \$ | 0 | \$ | 0 | \$ | 0 |
| 15. SUBTOTAL | | | | | | | | |
| Sum of items 1-14i | \$ | 483,175 | \$ | 483,175 | \$ | 0 | \$ | 0 |

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

A. Receipts - Continued

FUNDS - Report in whole dollars

| | | TOTAL all funds | General Fund | Fund | Fund | Fund |
|---|----|--------------------|-----------------|------|------|------|
| 15. SUBTOTAL (from page 3) | \$ | 483,175 | 483,175 | 0 | 0 | 0 |
| 16. Charges for Services | | | | | | |
| a. | | 0 | | | | |
| b. | | 0 | | | | |
| c. | | 0 | | | | |
| d. TOTAL Sum of lines 16a-c | \$ | 0 | 0 | 0 | 0 | 0 |
| 17. Utility receipts | | | | | | |
| a. | | 0 | | | | |
| b. | | 0 | | | | |
| c. | | 0 | | | | |
| d. | | 0 | | | | |
| e. TOTAL Sum of lines 17a-d | \$ | 0 | 0 | 0 | 0 | 0 |
| 18. Interest earned | | 0 | | | | |
| 19. Fines, costs, and forfeitures | | 0 | | | | |
| 20. Rents | | 0 | | | | |
| 21. Donations | | 0 | | | | |
| 22. Other receipts and transfers | | | | | | |
| a. Developer Advances | | 0 | 0 | | | |
| b. | | 0 | | | | |
| c. Interfund transfers | | 0 | | | | |
| d. TOTAL Sum of lines 22a-c | \$ | 0 | 0 | 0 | 0 | 0 |
| 23. TOTAL RECEIPTS Sum of items 15 through 22d | \$ | 483,175 | 483,175 | 0 | 0 | 0 |

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

FUNDS - Report in whole dollars

| | TOTAL all funds | General Fund | Fund | Fund | Fund |
|---|--------------------|-----------------|------|------|------|
| 1. Highways and streets | \$ 0 | \$ | \$ | \$ | \$ |
| 2. Financial administration | 0 | | | | |
| 3. Central administration | 18,883 | 18,883 | | | |
| 4. Fire | 0 | | | | |
| 5. Parks and recreation | 0 | | | | |
| 6. Solid waste management | 0 | | | | |
| 7. Sewerage | 0 | | | | |
| 8. Water supply system | 0 | | | | |
| 9. Hospitals | 0 | | | | |
| 10. Health (other than hospital) | 0 | | | | |
| 11. Police | 0 | | | | |
| 12. Judicial and legal | 0 | | | | |
| 13. Correctional institutions | 0 | | | | |
| 14. Probation | 0 | | | | |
| 15. General public buildings | 0 | | | | |
| 16. Libraries | 0 | | | | |
| 17. Public welfare | 0 | | | | |
| 18. Protective inspection and regulation | 0 | | | | |
| 19. Housing and community development | 0 | | | | |
| 20. Economic development | 0 | | | | |
| 21. Natural resources | 0 | | | | |
| 22. Airports | 0 | | | | |
| 23. SUBTOTAL | | | | | |
| Sum of lines 1-22 | \$ 18,883 | \$ 18,883 | \$ 0 | \$ 0 | \$ 0 |

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

Continued

FUNDS - Report in whole dollars

| | TOTAL all funds | General Fund | Fund | Fund | Fund |
|---|--------------------|-----------------|------|------|------|
| 23. SUBTOTAL (from page 5) | \$ 18,883 | \$ 18,883 | \$ 0 | \$ 0 | \$ 0 |
| 24. Electric power system | 0 | | | | |
| 25. Parking facilities | 0 | 0 | | | |
| 26. Gas supply system | 0 | | | | |
| 27. Transit or bus system | 0 | | | | |
| 28. Sea and inland port facilities | 0 | | | | |
| 29. Miscellaneous commercial activities | 0 | | | | |
| 30. Other - Specify | | | | | |
| Interest on Developer | | | | | |
| a. Advances | 307,654 | 307,654 | | | |
| b. Developer Reimbursement | 156,638 | 156,638 | | | |
| c. | 0 | | | | |
| 31. Interfund transfers | 0 | | | | |
| 32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31 | \$ 483,175 | \$ 483,175 | \$ 0 | \$ 0 | \$ 0 |
| C. Disbursements (by object) | | | | | |
| 1. Salaries | 0 | | | | |
| 2. Fringe benefits | 0 | | | | |
| 3. Operations | 483,175 | 483,175 | | | |
| 4. SUBTOTAL Sum of items C1-3 | \$ 483,175 | \$ 483,175 | \$ 0 | \$ 0 | \$ 0 |

 PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by object) - Continued

| | | FUNDS - Report in whole dollars | | | | |
|---|----|---------------------------------|-----------------|------|------|------|
| | | TOTAL all funds | General Fund | Fund | Fund | Fund |
| 4. SUBTOTAL (from page 6) | \$ | 483,175 | 483,175 | 0 | 0 | 0 |
| 5. Capital expenditures - Specify | | | | | | |
| a. | | 0 | | | | |
| b. | | 0 | | | | |
| c. | | 0 | | | | |
| d. | | 0 | | | | |
| e. | | 0 | | | | |
| f. | | 0 | | | | |
| g. | | 0 | | | | |
| 6. Interfund transfers - Specify | | | | | | |
| a. | | 0 | | | | |
| b. | | 0 | | | | |
| 7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b | \$ | 483,175 | 483,175 | 0 | 0 | 0 |

| | | FUNDS - Report in whole dollars | | | |
|---|----|--|-----------------------|---------|--------------------------------------|
| | | Outstanding Beginning of Fiscal Year | During Fiscal Year -- | | Outstanding End of Fiscal Year |
| | | | Issued | Retired | |
| D. Statement of Indebtedness | | | | | |
| 1. General obligation bonds | | | | | |
| a. | | | | | 0 |
| b. | | | | | 0 |
| c. | | | | | 0 |
| 2. Revenue bonds | | | | | |
| a. | | | | | 0 |
| b. | | | | | 0 |
| c. | | | | | 0 |
| 3. SUBTOTAL Sum of items D1 and 2 | \$ | 0 | 0 | 0 | 0 |

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

D. Statement of Indebtedness Continued

| | FUNDS - Report in whole dollars | | | |
|---|--|-----------------------|---------|--------------------------------------|
| | Outstanding Beginning of Fiscal Year | During Fiscal Year -- | | Outstanding End of Fiscal Year |
| | | Issued | Retired | |
| 3. SUBTOTAL (from page 7) | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| 4. Other debt - Specify | | | | |
| a. | | | | 0 |
| b. | | | | 0 |
| c. | | | | 0 |
| 5. Conduit debt | | | | 0 |
| 6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |

E. Interest on Debt

| | |
|---|----|
| 1. Interest on water supply system debt | \$ |
| 2. Interest on electric power system debt | \$ |
| 3. Interest on gas supply system debt | \$ |
| 4. Interest on transit or bus system debt | \$ |
| 5. Interest on all other debt | \$ |

F. Statement of Assessed Valuation and Tax Rates

| | |
|--|---------------------------------|
| 1. Real estate | \$ |
| 2. Personal property | |
| 3. State assessed railroad and utility | |
| TOTAL VALUATION | |
| 4. Sum of items F1-3 | \$ 0 |
| Tax Rates Funds - Specify | Tax rate (per \$100) |
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |

Part II - FINANCIAL STATEMENT SUMMARY

| FUNDS - <i>Report in whole dollars</i> | | | | | |
|--|-----------------|---------|------|------|------|
| TOTAL all funds | General Fund | Fund | Fund | Fund | Fund |
| A. Beginning balance | \$ 0 | \$ | \$ | \$ | |
| B. Total receipts | 483,175 | 483,175 | 0 | 0 | 0 |
| C. Total disbursements | 483,175 | 483,175 | 0 | 0 | 0 |
| D. Ending balance | \$ 0 | \$ 0 | \$ 0 | \$ 0 | 0 |

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Part III - TAX ABATEMENT SUMMARY

Taxes Abated

Authority of Tax Abatement

Abatement Rate

Dollar Amount of Taxes Abated

| Political Subdivision's Abatements | | | |
|------------------------------------|-------------|-------------|-------------|
| Abatement 1 | Abatement 2 | Abatement 3 | Abatement 4 |
| | | | |
| | | | |
| | | | |
| \$ | \$ | \$ | \$ |

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION 2024-07

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

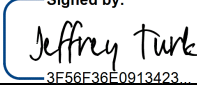
WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 28, 2024.

Signed by:

3E56F36E0913423...
Jeffrey Turk, Director and Acting Chairman

ATTEST:

Signed by:

E3C51C887A894E2...
Ryan Hackenmiller, Secretary

RESOLUTION 2025-01

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2025-2026 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and


WHEREAS, the next fiscal year of the District begins May 1, 2025; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2025-2026 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2025-2026 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2025.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.
5. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 29, 2025.

Signed by:

3F56F36E0913423...

Jeffrey Turk, Director and Acting Chairman

ATTEST:

Signed by:

E3C51C007A004E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2025-2026 PROPOSED BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT**BUDGET - FISCAL YEAR ENDING APRIL 30, 2026**

| | <i>FY 2025-2026 Budget</i> |
|---|-----------------------------------|
| REVENUE | |
| Advances from Developer | \$ - |
| CID Sales Tax Revenues* | \$ 507,636 |
| TOTAL REVENUES | <u>\$ 507,636</u> |
| EXPENDITURES | |
| Administrative | |
| Management Fee | \$ - |
| Legal Fees | \$ 12,000 |
| Administrative, Accounting & Audit Fees | \$ 1,000 |
| Insurance Costs | \$ 4,000 |
| Services | |
| Ongoing Services | \$ - |
| Capital Improvements | |
| Hard Costs | |
| Demolition & Clearing | \$ - |
| Structured Parking | \$ - |
| Grading/Excavation (includes utility work) | \$ - |
| Hardscape (Concrete/Paving) | \$ - |
| Utility Improvements | \$ - |
| Landscape/Streetscape Improvements | \$ - |
| Signage/Monumentation | \$ - |
| Street Improvements/Signal Upgrades | \$ - |
| Offsite Infrastructure Improvements | \$ - |
| Contingency | \$ - |
| Soft Costs | |
| General Development Costs/Fees | \$ - |
| Design/Engineering | \$ - |
| Legal/Formation Costs | \$ - |
| Construction Interest Carry | \$ - |
| Financing Costs | \$ - |
| Other | |
| Developer Reimbursement | \$ 213,011 |
| Interest Carry on Developer Advances | \$ 277,625 |
| TOTAL EXPENDITURES | <u>\$ 507,636</u> |
| EXCESS OF REVENUES OVER EXPENDITURES | <u>\$ -</u> |
| *1.00% Sales Tax Rate | |

RESOLUTION 2025-02

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

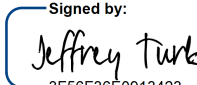
WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

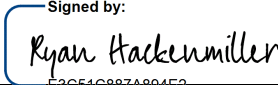
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 29, 2025.

Signed by:

3F56F30E0910423...
Jeffrey Turk, Director and Acting Chairman

ATTEST:

Signed by:

E3G51C887A894E2...
Ryan Hackenmiller, Secretary

RESOLUTION 2025-03

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2025-2026 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2025; and

WHEREAS, the Board of Directors of the District desires to adopt the 2025-2026 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2025-2026 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2025.

Signed by:

Grant Harrison

4C001727F4B249B...

M. Grant Harrison, Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

F3C51C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

2025-2026 BUDGET OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

| THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT | | | |
|---|--|----|----------------------------|
| BUDGET - FISCAL YEAR ENDING APRIL 30, 2026 | | | |
| | | | FY 2025-2026 Budget |
| REVENUE | | | |
| | Advances from Developer | \$ | - |
| | CID Sales Tax Revenues | \$ | 507,636 |
| | TOTAL REVENUES | \$ | <u>507,636</u> |
| EXPENDITURES | | | |
| | Administrative | | |
| | Management Fee | \$ | - |
| | Legal Fees | \$ | 12,000 |
| | Administrative, Accounting & Audit Fees | \$ | 1,000 |
| | Insurance Costs | \$ | 4,000 |
| | Services | | |
| | Ongoing Services | \$ | - |
| | Capital Improvements | | |
| | Hard Costs | | |
| | Demolition & Clearing | \$ | - |
| | Structured Parking | \$ | - |
| | Grading/Excavation (includes utility work) | \$ | - |
| | Hardscape (Concrete/Paving) | \$ | - |
| | Utility Improvements | \$ | - |
| | Landscape/Streetscape Improvements | \$ | - |
| | Signage/Monumentation | \$ | - |
| | Street Improvements/Signal Upgrades | \$ | - |
| | Offsite Infrastructure Improvements | \$ | - |
| | Contingency | \$ | - |
| | Soft Costs | | |
| | General Development Costs/Fees | \$ | - |
| | Design/Engineering | \$ | - |
| | Legal/Formation Costs | \$ | - |
| | Construction Interest Carry | \$ | - |
| | Financing Costs | \$ | - |
| | Other | | |
| | Developer Reimbursement | \$ | 213,011 |
| | Interest Carry on Developer Advances | \$ | 277,625 |
| | TOTAL EXPENDITURES | \$ | <u>507,636</u> |
| EXCESS OF REVENUES OVER EXPENDITURES | | | \$ - |

RESOLUTION 2025-04

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. M. Grant Harrison is the appointed Chairman of the District.
2. Ryan Hackenmiller is the appointed Secretary of the District.
3. Troy Lillebo is the appointed Treasurer of the District.
4. M. Grant Harrison is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2025.

Signed by:

Grant Harrison

4C001727F4B249B...

M. Grant Harrison, Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

E3C51C887A884E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2025-05

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, Jasmine Smith has resigned from her position as Member of the Board of the Directors of the District; and

WHEREAS, Jessica Rutland is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, an owner of real property and a business operating within the District, and is a resident of the State of Missouri.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Jasmine Smith’s resignation is recognized and accepted.
2. Jessica Rutland is hereby elected to the Board of Directors of the District as an interim director for the remainder of Jasmine Smith’s term.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2025.

Signed by:

Grant Harrison

4C001727F4B240B...

M. Grant Harrison, Executive Director and Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

E3C64C887A804E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2025-06

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2025.

Signed by:

Grant Harrison

4C001727F4B249B

M. Grant Harrison, Executive Director and
Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

E3C51C887A894E2...

Ryan Hackenmiller, Secretary